

16a Warbler Avenue, Aberglasslyn, NSW 2320

House For Sale

Thursday, 16 May 2024

16a Warbler Avenue, Aberglasslyn, NSW 2320

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 337 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Impressive 2014 built Valley Homes duplex, set in an ideal location.- Formal living room plus an open plan living/dining area.- Gourmet kitchen with quality Omega appliances, gas cooking, 20mm Caesarstone waterfall edge benchtop, plenty of storage, a built-in pantry + a breakfast bar.- Three spacious bedrooms with built-in robes and ceiling fans.- Ensuite in the master and a main family bathroom with a built-in bath and shower, both featuring vanities with stone benchtops.- Two Daikin split system air conditioners, plus ceiling fans with lights in the living areas.- Large format tiles, premium carpet plus blinds and curtains throughout.- Covered alfresco area with non-slip tiles.- Low maintenance backyard with a grassed lawn and a 3000L water storage tank.- Attached single car garage with internal access, plus a garden shed in the yard.

Outgoings: Council Rate: \$1,736.32 approx. per annum Water Rate: \$811.98 approx. per annum Rental Return: \$600 approx. per week

Set to appeal to new home buyers, downsizers and investors alike, this spaciously designed 2014 built Valley Homes duplex, set on a lovely low maintenance block, is simply waiting for one lucky new owner to move in, unpack and enjoy. Surrounded by quality homes in a family friendly neighbourhood, just metres from the popular Golden Whistler Park, this ideal location is certain to impress. In addition, with easy access to a range of local shopping and homemaker centres, and with local schooling and recreational facilities nearby, you'll enjoy all your daily needs, right on your doorstep. Further afield, you'll find Newcastle CBD and its pristine beaches 45 minutes away, Maitland's heritage centre and flourishing riverside Levee precinct 10 minutes by car, and all the fine food and wine of the Hunter Valley a short 25 minute drive, connecting you to the best sights and delights of our region in no time!

Upon arrival, an appealing brick and tiled roof façade, a low maintenance lawn and established gardens offer plenty of curb appeal. A shared driveway leads to the attached garage that includes internal access to the home. Set at the entrance is a front patio, complete with non-slip tiles, providing a warm welcome at the point of entry. The pleasing first impression continues as you step inside, revealing a neutral paint palette and a combination of large format tiles and plush carpet, providing both comfort and practicality. There are two living areas on offer, with the formal lounge room set at the entrance to the home. Here you will find a ceiling fan with a light and split system air conditioning, ensuring you'll relax in comfort during all seasons. At the heart of the home is the generously sized open plan living, dining and kitchen area, complete with ceiling fans and split system air conditioning, providing the ideal place to connect over meals and unwind at the end of the day. The contemporary kitchen seamlessly blends with the open plan design, boasting 20mm Caesarstone benchtops, a large breakfast bar, a white subway tiled splashback, plenty of storage, plus a built-in pantry. There are quality Omega appliances on offer including a built-in oven, a 4 burner gas cooktop and a dishwasher for ultimate convenience. There are three bedrooms in place, with the master suite featuring a ceiling fan, a built-in robe, and a well appointed ensuite that includes a shower and a vanity with a 20mm stone benchtop. The two remaining family bedrooms include carpeted floors and ceiling fans, whilst enjoying added convenience from the built-in robes in place. These bedrooms are serviced by the main family bathroom which features a twin vanity with a 20mm stone benchtop, a shower and a built-in bathtub. Glass sliding doors connect the indoor living to the undercover alfresco that comes complete with non-slip tiles. The low maintenance backyard includes a grassed area, a garden shed and a 3000L water storage tank for your sustainable living. Modern homes offering this level of space, on low maintenance blocks such as these, are highly sought after by owner occupiers, downsizers and investors alike. With interest expected to be high, we encourage our buyers to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live;- A family-friendly neighbourhood surrounded by quality homes with an array of parks and recreational facilities nearby.- 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Within minutes to McKeachies Run shopping complex.- 7 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.- Located just 15 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options close to home.- 45 minutes to the city lights and sights of Newcastle.- Just 25 minutes away from the gourmet delights of the Hunter Valley Vineyards.***

Health & Safety Measures are in Place for Open Homes & All Private Inspections

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